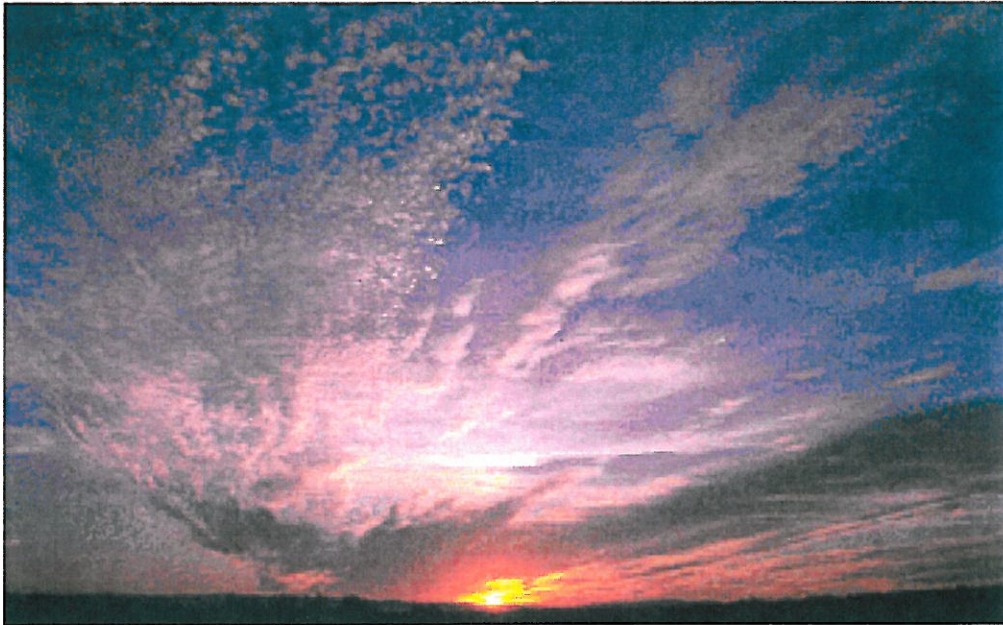

West Saint Paul 2030 Comprehensive Plan Update



*Building a Better Tomorrow
Today*

Acknowledgements

This document would not have been possible without the dedication of City staff, residents, West Saint Paul Neighborhood Association, Planning Commission, and City Council.

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1 Introduction

1.1 Purpose and Process

The purpose of the 2008 Comprehensive Plan Update is to revise and update the 1998 Comprehensive Plan so that it can be appropriate and useful as a tool to be used by the City Council, the Planning Commission and City Staff as they review public and private development proposals within the City.

The scope of the investigation includes updating each of the sections presented in the 1998 plan update as well as revisiting the values and goals of the community and incorporating them into new policy objectives.

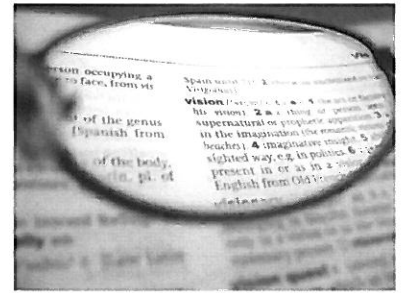
The process for planning began with a review of the history of the city, the record of planning by and for the community, a complete description of existing demographic and physical conditions in the City and the metro/regional factors affecting planning for the City. The City also conducted a community-wide survey that provided additional input relating to issues facing the community. A set of community planning values was developed to serve as a basis for planning goals and objectives. The participants in the planning process included the City Council, Planning Commission, Planning Task Force, key municipal employees, and citizens of West St. Paul through their involvement and input.



1.2 Vision

The Planning Commission officially adopted a policy statement that the City would strive to insure a safer, more pleasant and more economical environment for residential, commercial, industrial and public activities and to promote the public health, safety and general welfare of the citizens of West St. Paul. It further stated, as a vision for the future, that the Planning Commission will strive to achieve the following goals:

- Include all residents, business owners and customers in developing and redeveloping lands more wisely to serve citizens more effectively.
- Encourage logical and sustainable development practices that preserve and enhance the environmental surroundings for future generations.
- Encourage the conservation of energy resources and the reduction of air emissions through the support of transit and other alternate forms of transportation to the automobile.
- Enhance and strengthen public services and amenities, such as transportation, parks, trails and community centers, with attention to aesthetic features such as streetscapes and signage.
- Attain and maintain a secure tax base consisting of high quality residential and commercial properties.
- Effectively utilize technology and education resources as tools in achieving this vision.



2

Community Analysis

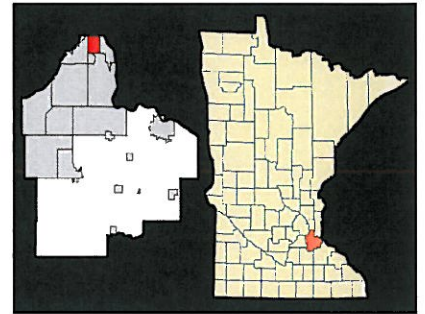
2.1 Background

The City of West Saint Paul is the most northern City in Dakota County, just south of Saint Paul. Due to its location and accessibility to downtown Saint Paul, it developed differently than other communities in Dakota County. The City's first Comprehensive Plan was prepared in 1963 together with Zoning and Subdivision Ordinances to implement the plan. That plan envisioned a saturation population of 33,000 persons. The Land Use Plan map featured community/regional commercial development along portions of Robert Street and small neighborhood shopping centers in other parts of the City. Two relatively large industrial areas were proposed. Multiple family housing areas were delineated along portions of Robert Street and as "buffer strips" around commercial and industrial areas. The southwest portion of the City was earmarked for large lot, single family houses in response to environmental considerations and lack of public sewer service.

During the years following adoption of the Comprehensive Plan, extensive commercialization of Robert Street took place. The areas designated for multiple family housing along Robert Street generally did not develop for that purpose, but instead were developed commercially. The concept of small neighborhood convenience centers held firm. In response to a strong market for walkup rental apartments, one of the proposed industrial areas was rezoned for apartment development. Substantial apartment development took place throughout the 1960's and early 1970's. Relatively little large lot housing development occurred within the designated area in southwest West Saint Paul.

The 1973 Comprehensive Plan Update recognized past development trends as well as prevailing market conditions, and corresponding Land Use Plan changes were made. Analysis of the 1970 Census showed that 39% of the City's housing stock consisted of multiple family housing due largely to the apartment construction boom of the 1960's. There was concern about this high proportion of multifamily housing and about the large concentrations of apartment development in two general areas of the City.

The 1973 Plan update down-zoned some higher density residential areas and reclassified others to industrial use. The Zoning Ordinance was changed accordingly, but the official zoning map was not changed from multiple family to industrial. These plan revisions caused the anticipated ultimate population holding capacity to decrease from 33,000 to 25,000 persons.



Ten years later, the “1982 Plan Update” was completed in order to meet the requirements of the Metropolitan Council directives. The 1982 Plan again emphasized residential rehabilitation but also proposed multiple dwelling developments to maintain a more stable population.

In 1998, the City was considered a “Fully Developed City” with little land remaining available for new development. The community’s population has remained stable for the past two decades although somewhat changing in character. The City’s current challenges revolve around redevelopment and quality of life issues.

The 1998 Plan process utilized the eleven neighborhood associations to establish a base line of survey data and citizen input as to the goals and policies for the City. It also served to develop a sense of authorship and support for the document and the vision for the City.

This 2008 Plan Update has involved a number of Planning Commission workshops and a community-wide citizen participation survey to revisit the goals and policies of the City developed in 1998. Significant development and improvements have been made, especially in economic redevelopment, in the past 10 years. This plan will attempt to reflect those changes and set a course for moving forward in the future.

2.2 Community Demographics and Profile

Population

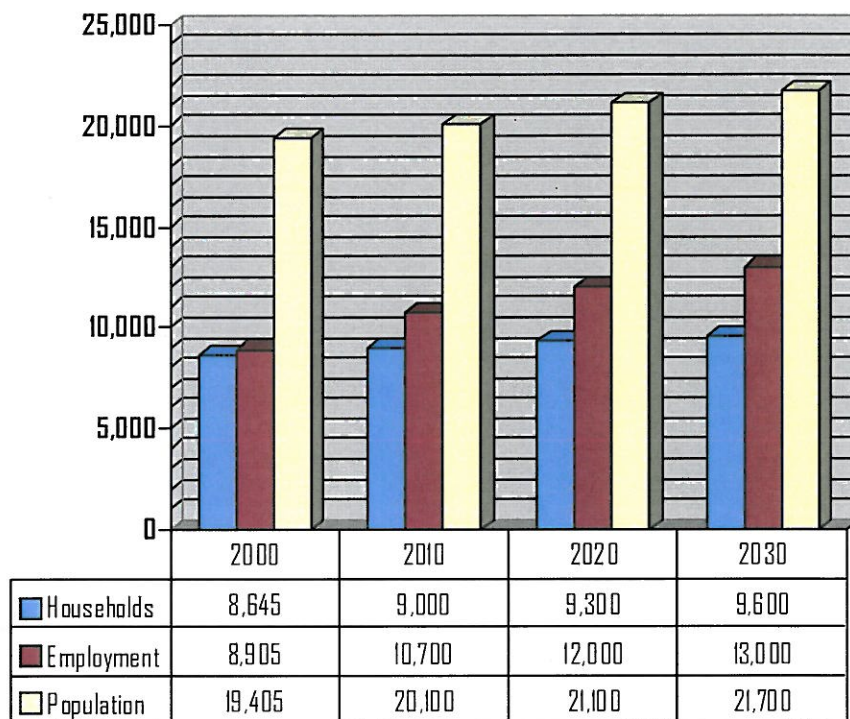
Population and housing trends and forecasts are reported below. Sources are U.S. Census and Metropolitan Council.

Population levels have been stable at 19,000 persons since the 1970’s. While households have increased, persons per household have decreased. The initial Comprehensive Plan for West Saint Paul prepared in 1963 envisioned an ultimate population of 33,000 persons. This estimate was lowered to 25,000 persons during the 1973 Plan Update as a result of “downzoning” some proposed higher density residential areas and reclassifying some others to non-residential uses. The current trend toward small household sizes results in a further lowering of the ultimate population level in West Saint Paul to 21,700 persons in 2030.

The majority of new residents have been from townhouse, condominium and apartment construction. The Metropolitan Council estimated that the number of households was 8,465 and population was 18,816 in April of 2006. This would represent a decline in both households and population, even though their projections indicated increases. Given the recent residential developments between 2000 and 2005 and slowing of new residential redevelopment since 2005, the Metropolitan Council’s projections still appear to be accurate.



CHART 1 - HOUSEHOLD, EMPLOYMENT, AND POPULATION PROJECTED GROWTH, 2000-2030



Source: Metropolitan Council

The age characteristics of the City are shown below. Significant increases are shown in the 45 to 54 and 85 and older age cohorts. Decreases occurred in the 22 to 34 and 55 to 75 year old age groups. The projection is that this age profile will continue or possibly see an increase in senior residents over the next decade. The 85 and older increase is attributed to the trend of people living longer.

TABLE I - POPULATION BY AGE, 1990 VERSUS 2000

AGE	1990		2000		CHANGE	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	PERCENT
UNDER 5	1,163	6.0%	1,175	6.1%	12	1.0%
5 TO 9	1,161	6.0%	1,101	5.7%	-60	-5.2%
10 TO 14	1,010	5.2%	1,119	5.8%	109	10.8%
15 TO 17	618	3.2%	700	3.6%	82	13.3%
18 TO 21	903	4.7%	942	4.9%	39	4.3%
22 TO 24	852	4.4%	791	4.1%	-61	-7.2%
25 TO 34	3,119	16.2%	2,643	13.6%	-476	-15.3%
35 TO 44	2,617	13.6%	2,925	15.1%	308	11.8%
45 TO 54	1,874	9.7%	2,622	13.5%	748	39.9%
55 TO 64	1,953	10.1%	1,665	8.6%	-288	-14.7%
65 TO 74	2,082	10.8%	1,613	8.3%	-469	-22.5%
75 TO 84	1,466	7.6%	1,503	7.7%	37	2.5%
85 AND OLDER	430	2.2%	606	3.1%	176	40.9%
TOTAL	19,248	100%	19,405	100%	157	0.8%

The following table illustrates the racial demographics of the City in the year 2000. The community is predominantly White with a significant

AGE	WHITE	BLACK OR AFRICAN AMERICAN	AMERICAN INDIAN	ASIAN OR PACIFIC ISLANDER	OTHER RACE	TWO OR MORE RACES	HISPANIC OR LATINO
UNDER 5	840	65	12	33	122	103	270
5 TO 17	2,331	121	30	76	208	154	463
18 TO 24	1,376	76	18	43	151	69	287
25 TO 44	4,733	212	38	126	355	104	636
45 TO 54	2,430	45	13	41	70	23	143
55 TO 64	1,852	18	7	26	21	11	67
65 TO 74	1,575	8	3	11	10	6	50
75 AND OLDER	2,067	4	0	16	9	13	21
TOTAL	16,934	549	121	372	946	483	1,937

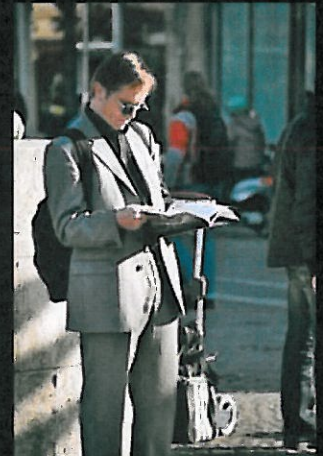
Employment

The Minnesota Department of Employment and Economic Development indicates a total employment of 11,515 persons. This is approximately 2610 more than Metropolitan Council estimate of 8,905. West Saint Paul currently houses over 600 businesses. Table 3 provides a breakdown of employment by industry in the year 2000.

TABLE 3 - EMPLOYMENT PROFILE, WEST SAINT PAUL, 2000

INDUSTRY	NUMBER EMPLOYED
Agricultural services, forestry, fishing	24
Construction	589
Manufacturing	1,379
Wholesale trade	292
Retail trade	1,120
Transportation/warehousing/utilities	761
Information	311
Finance/insurance/real estate/rental/leasing	866
Professional/scientific/management/administrative	2,537
Educational/Health and social services	1,908
Arts/entertainment/recreation/accommodation/food	720
Other Services (except public administration)	502
Public Administration	506

The following table illustrates the 17 major employers in West Saint Paul. This information was compiled prior to the new Lowe's home improvement store, which would be another major employer. Seven of the major employers have built new buildings or have done major renovations in the past decade.



Tapemark Manufacturing

TABLE 4 - MAJOR EMPLOYERS, WEST ST. PAUL

EMPLOYER	PRODUCTS/SERVICES	EMPLOYEE COUNT
I.S.D. No. 197-West St. Paul, Mendota Hts., Eagan	Elementary & Secondary Schools	651
Dakota Co	Admin.of Human Resource Programs	577
Target	Department Stores	400
Southview Acres Health Care	Nursing Care Facilities	375
Wal-Mart	Department Stores	300
Tapemark Co	Pulp, Paper & Paperboard Mills	250
Darts	Special Needs Transportation.	179
Cub Foods	Grocery Stores	165
YMCA	Sports Teams & Clubs	145
City of West St. Paul	Exec., Legislative, & Other Gen. Govt.	141
Menards	Building Material & Supplies Dealers	140
Rainbow Foods	Grocery Stores	124
K Mart	Department Stores	100
Southview Country Club	Sports Teams & Clubs	76
RTC Plastics	Resin, Synth. Rubber & Art. Fbrs. Mfg	74
Sexton Printing	Other Comm. Printing	68
Langer Construction Co	Residential Building Construction	50

Source: Department of Employment and Economic Development, 2007

Tax Base

The following tables illustrate the sales dollars in West Saint Paul as is compares to Dakota County as well as tax rate and assessed market value information.

TABLE 5 - RETAIL SALES INFORMATION

YEAR	WEST SAINT PAUL SALES	DAKOTA COUNTY SALES
2005	\$268,938,839	\$6,636,695,083
2004	\$279,708,277	\$6,203,335,056
2003	\$384,619,081	\$5,781,056,739

Source: Minnesota Department of Revenue

TABLE 6 - PROPERTY TAXES - PAYABLE 2006

PROPERTY TAX INFORMATION		ASSESSED MARKET VALUE	
State Tax Rate	50.83%	Commercial	\$207,400,633
Municipal Tax Rate	42.76%	Residential	\$1,065,840,000
County Tax Rate	26.32%	Other	\$256,953,560
School Tax Rate	21.43%		
Misc. Tax Rate	4.62%		
Total Tax Rate	145.95%	Total	\$1,530,194,193

Source: Department of Employment and Economic Development, 2007



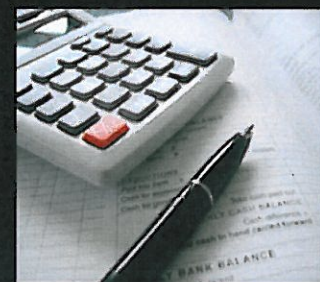
Moreland Elementary School, ISD 197



Northern Dakota County Service Center



Target



Education

The following chart shows the number of schools and enrollment for each school type. Given the age cohort information, enrollment is expected to remain fairly consistent through the different age group school types.

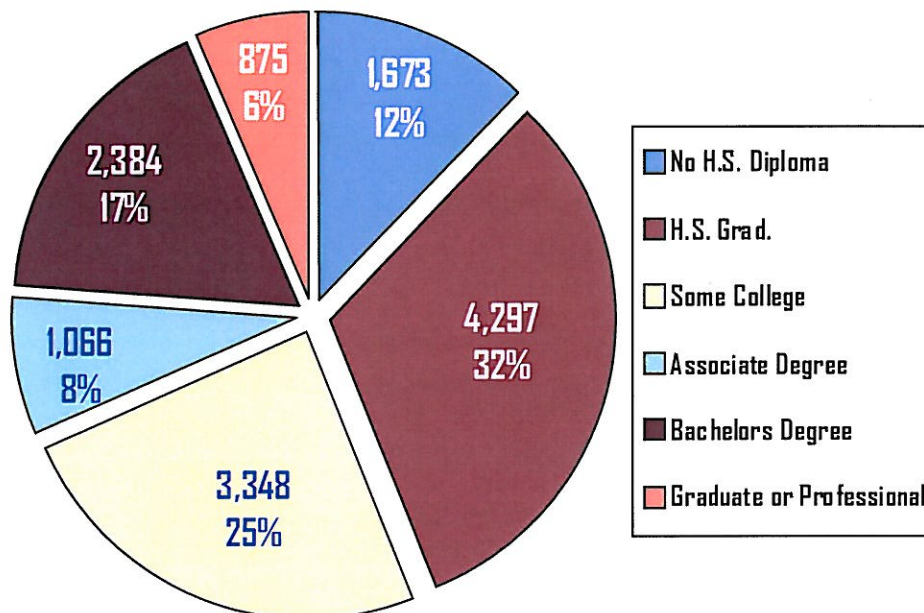
TABLE 7 - LOCAL K-12 INFORMATION

SCHOOL TYPE	NUMBER OF SCHOOLS	ENROLLMENT	GRADES	PUPIL/TEACHER RATIO
Elementary	5	1,695	K-4	24:1
Middle School	2	1,320	5-8	
Senior High	1	1,540	9-12	24:1
Private/Parochial	6	2,188	K-12	

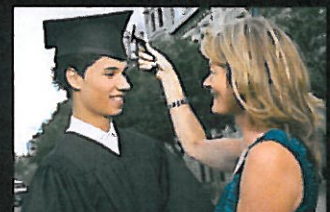
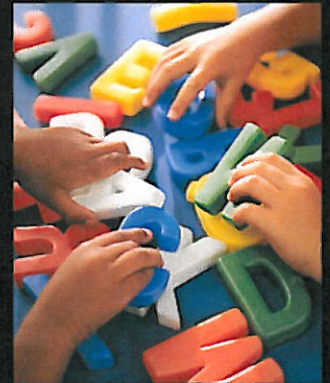
Source: Department of Employment and Economic Development Community Profile

The chart below illustrated educational attainment for persons 25 years and older according to the 2000 US Census. About 12% had not graduated from high school or received an equivalency diploma in 2000. This is down from 17% in 1990. About 24% have received a bachelor's degree or higher education. This is up from 18% that had received a bachelor's degree or higher education in 1990. In essence, more and more people that live in West Saint Paul are receiving a higher education.

Chart 2 - Educational Attainment, Persons 25 Years and Older, 2000



Source: 2000 Census



Housing

The table below illustrates the residential permits since 2000. Since the City is essentially fully developed, larger permitting years 2000, 2004 and 2006 have come with the redevelopment of certain properties into larger condominium buildings at higher densities.

Table 8 - Residential Permits, 2000-2007

TYPE OF RESIDENTIAL PERMIT	2000	2001	2002	2003	2004	2005	2006	2007
SINGLE FAMILY	2	12	4	5	6	3	4	0
TOWN/TWIN HOME	12	5	6	9	6	2	6	10
CONDO UNITS	97	0	0	0	97	0	35	0
DEMOLITIONS	-4	-2	-1	-5	-4	-3	-5	-2
TOTAL NET UNITS	107	15	9	9	105	2	40	8

Source: City of West Saint Paul Building Department

New residential units have slowed down since the late 1980's as the vacant developable land diminished. The following tables illustrate the number of permits from previous decades and the year structures were built.

Table 9 - Residential Permits by Decade, 1970-1999

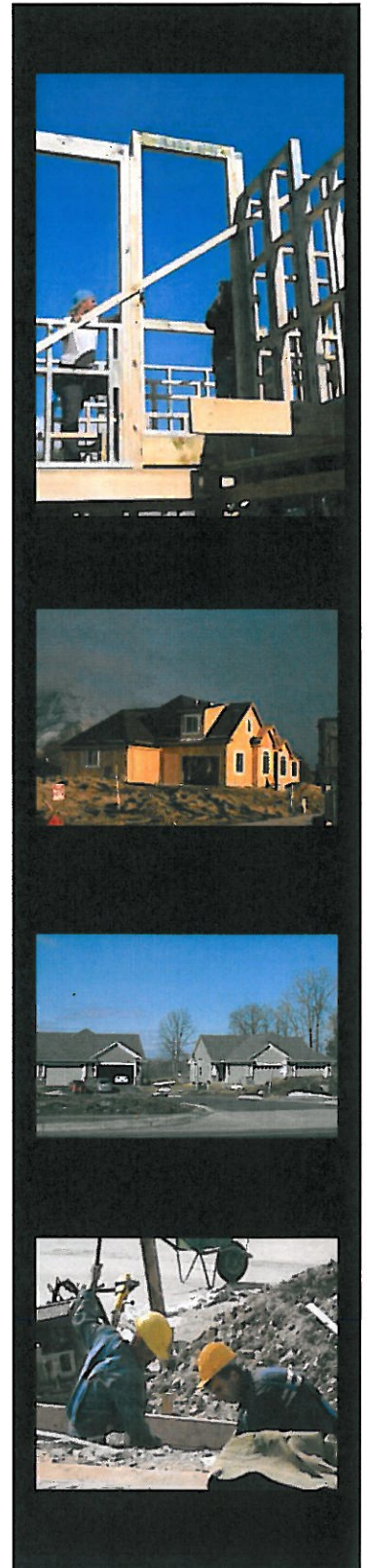
TYPE OF RESIDENTIAL PERMIT	1970-1979	1980-1989	1990-99
SINGLE FAMILY	447	251	150
TOWN HOME	92	57	13
DUPLEX	60	52	6
MULTIFAMILY	520	571	96
TOTAL NEW UNITS	1,119	931	265

Source: Metropolitan Council Annual Building Permit Survey

Table 10 - Year Structure Was Built Through 2000

YEAR STRUCTURE WAS BUILT	1939 OR EARLIER	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-MARCH 2000	TOTAL - MARCH 2000
OWNER OCCUPIED	1,037	486	1,263	748	708	569	244	5,055
RENTER OCCUPIED	206	116	274	1,285	988	563	158	3,590
TOTAL	1,243	602	1,537	2,033	1,696	1,132	402	8,645

Source: US Census

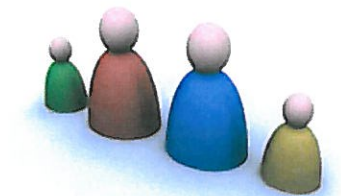


Comparing the type of households in 1990 to that of 2000 it is evident that there has been an increase in single parent households and non-family households and a decrease in family households, especially married couple households. The table below enumerates the changes that have occurred between 1990 and 2000.

TABLE II - HOUSEHOLDS BY TYPE, 1990, 2000

HOUSEHOLD TYPE	1990	2000	CHANGE	% CHANGE
FAMILY HOUSEHOLDS	5,139	4,879	-263	-5.1%
MARRIED COUPLES	4,089	3,669	-420	-10.3%
- WITH RELATED CHILDREN UNDER AGE 18	1,588	1,474	-114	-7.2%
- NO RELATED CHILDREN UNDER AGE 18	2,501	2,195	-306	-12.2%
OTHER FAMILIES	1,050	1,210	160	15.2%
MALE HOUSEHOLDER, NO WIFE PRESENT	227	284	57	25.1%
- WITH RELATED CHILDREN UNDER AGE 18	93	142	49	52.7%
- NO RELATED CHILDREN UNDER AGE 18	134	142	8	6.0%
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	823	926	103	12.5%
- WITH RELATED CHILDREN UNDER AGE 18	454	606	152	33.5%
- NO RELATED CHILDREN UNDER AGE 18	369	320	-49	-13.3%
NON-FAMILY HOUSEHOLDS	3,302	3,766	464	14.1%
1-PERSON	2,867	3,211	344	12.0%
2-OR MORE PERSONS	435	555	120	27.6%
TOTAL	8,441	8,645	204	2.4

Source: US Census



The table below shows the median value of owner occupied homes in 1990 and 2000. Keeping dollar values constant, median home values rose about 15% during the 1990's.

TABLE 12 - MEDIAN VALUE OF OWNER-OCCUPIED UNITS, 1990, 2000

1990 MEDIAN VALUE	\$84,700
1990 MEDIAN VALUE IN 2000 \$'s	\$108,216
2000 MEDIAN VALUE	\$124,100

Source: US Census

Housing costs as a percentage of income is used as an indicator of affordability. The following table shows the distribution of households as it relates to more or less than 30% of their income spent on housing. While most households paid less than 30% of their annual income for housing, a significant number of households that paid more than 30%, especially in the lower income brackets. Also, more renters than owners paid more than 30% of their income for housing.

TABLE 13 - HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 1999

1999 INCOME	HOUSEHOLDS PAYING LESS THAN 30% OF INCOME FOR HOUSING		HOUSEHOLDS PAYING 30% OR MORE OF INCOME FOR HOUSING	
	OWNERS	RENTERS	OWNERS	RENTERS
LESS THAN \$10,000	0	58	43	415
\$10,000-\$19,999	157	83	125	600
\$20,000-\$34,999	395	736	261	451
\$35,000-\$49,999	533	572	166	16
\$50,000-\$74,999	1,215	401	88	0
\$75,000-\$99,999	839	80	5	0
\$100,000 OR MORE	795	51	0	0

Source: US Census

Of the 8,645 households in 2000, about 1,516 (or 17.5%) paid more than 35% of their income on housing. Almost 10% of the households paid 50% or more of their income on housing costs. The table below illustrates the breakdown of households paying 35% or more of their income.

TABLE 14 - HOUSEHOLDS PAYING 35% OR MORE OF ANNUAL INCOME FOR HOUSING COSTS, 1999

TENURE	NUMBER OF HOUSEHOLDS PAYING		% OF HOUSEHOLD INCOME	
	35% - 39.9%	40% - 49.9%	50% OR MORE	
OWNERS	136	94	176	
RENTERS	230	219	661	

Source: US Census

